

**To: David Creery, Chief Administrative Officer**  
**From: Craig Wallace, Manager of Building & Facilities**  
**Re: Public Works Addition & Renovation – Tender Award**

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**AIM**

To request an increase in capital funds and award a tender for the Public Works Addition and Renovation project.

**BACKGROUND**

The 2024 Capital Budget process approved \$1,500,000 for the addition and interior renovations at 944 James Street along with a combined carryover amount of \$302,000 for three smaller renovation projects within the existing building. The projects have been combined and planned under a single project known as the addition and renovation for the Public Works Department with an approved budget of \$1,802,000.

**COMMENTS**

The project proposes a much-needed addition to the expanding workforce in the public works department. The work generally consists of an addition to the ground floor of 3,600 square feet and interior renovations to the ground floor of approximately 2,600 square feet. The addition will accommodate an improved and accessible washroom space, and a large meeting and lunchroom. The addition is designed to accommodate a future addition to the main floor of the engineering office. The improvements under the renovation portion include more locker room space and office space for public works staff.

The project was combined to include three smaller capital building projects structural repairs to the ground floor, exterior wall renovation and electrical service upgrades within the electrical room.

Tenders for this project closed on Tuesday August 27, 2024. The following 13 tender submissions were received and include HST

- Reid & Deleye Contractors Ltd.....\$2,171,038.00
- Accuratus Design & Build Inc.....\$2,214,800.00
- Abcott Construction Ltd.....\$2,236,670.00
- Paulsan Construction Inc.....\$2,259,887.00
- Aveiro Constructors Ltd.....\$2,407,667.00
- Elgin Contracting and Restoration Ltd.....\$2,413,680.00
- Lanca Contracting Ltd.....\$2,418,200.00
- GEN-PRO/1320376 Ontario Ltd.....\$2,418,358.20

- Mega Group Construction Ltd. .... \$2,514,250.00
- Manocore Group Inc. .... \$2,568,038.00
- Devlan Construction Ltd. .... \$2,705,706.00
- Anacond Contracting Inc. .... \$3,046,480.00
- JCB Construction Canada Inc. .... \$3,084,900.00

According to the City’s purchasing policy, Council must approve any tender award in excess of \$750,000.00.

Reid & Deleye Contractors Ltd located in Courtland, Ontario is the low bidder and has satisfactorily included all the required supporting information with their tender bid, Staff is supportive of the decision to enter into a contractual agreement with Reid & Deleye Contractors Ltd, for the Public Works Addition and Renovations. Reid & Deleye is well experienced in the public tender project process and includes an administration building, aquatic centre, police station and firehall.

The anticipated cost of construction is as follows:

- Contract ..... \$1,921,273 excludes HST
- Consultants ..... \$150,000
- HST ..... \$40,000
- Contingency ..... \$200,000
- Security and data system ..... \$15,000
- Total ..... \$2,326,273**

To award the contract a \$525,000 increase in the budget amount is necessary based on the current capital account statements for the combined projects. The total cost to the Capital Budget program is \$2,327,000.00.

The proposed work shall begin this fall with the anticipated completion date in June 2025.

**RECOMMENDATION**

That City Council authorizes a \$525,000 increase to be funded by the Reserve for Capital Projects for the Public Works Addition and Renovations.

And further that City Council award the tender for the Public Works Addition and Renovations to Reid & Deleye Contractors Ltd. in the amount of \$2,171,038.00, inclusive of HST.

*Authored by:* Craig Wallace, CET, Manager of Building & Facilities

*Approved by:* Harold deHaan, P.Eng., City Engineer

*Approved by:* David Creery, M.B.A., P. Eng., Chief Administrative Officer